



# Lisbon South Bay





## Lisbon South Bay

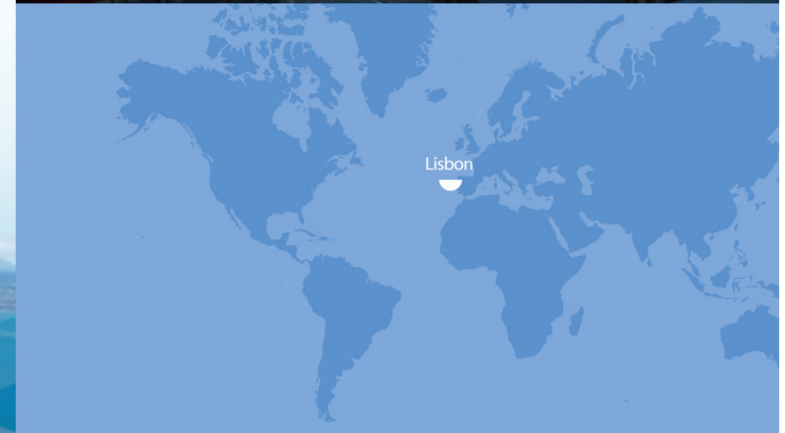
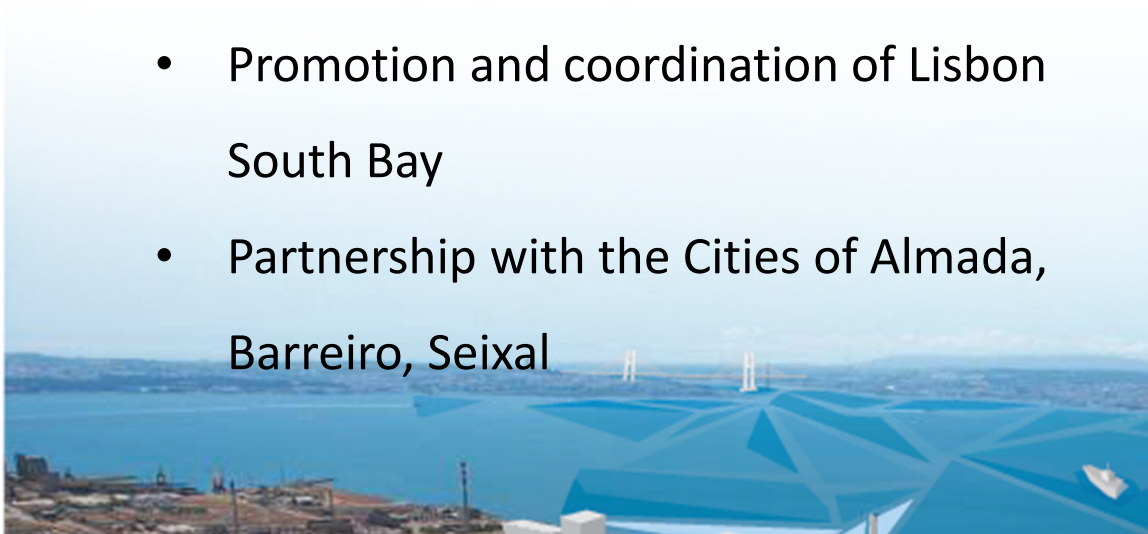
On the south bank of the Tagus river, state owned company Baía do Tejo joined the cities of Almada, Barreiro and Seixal to promote this project, which aims to develop Lisbon South Bay as an economic and urban center.

It offers different investment opportunities and growth for your company – but also for our region and country.





- **Baía do Tejo** - Portuguese State owned Company
- Founded in 2009
- 900 hectares of land, south of Lisbon
- Former industrial areas - Business Parks with 200 customers
- Promotion and coordination of Lisbon South Bay
- Partnership with the Cities of Almada, Barreiro, Seixal





# Lisbon South Bay



- Partnership with Cities of Almada, Seixal and Barreiro
- Lisbon, City with 2 riversides – North and South
- Strengthening the Lisbon Metropolitan Area
- Supplementary activities for central Lisbon
- Atlantic Business Platform
- Development of new industrial and logistics activities
- New urban areas south of Lisbon
- Support business innovation and entrepreneurship projects

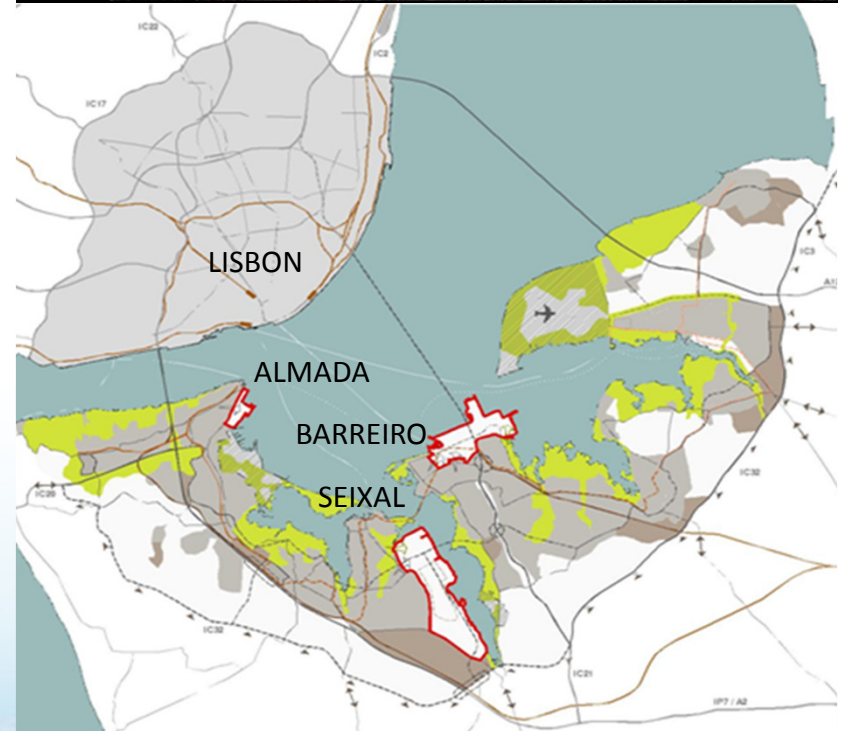
# Lisbon South Bay

**VISION - Develop a Greater Lisbon  
Metropolitan Area around the river**

*Around the river - Six cities with 550,000  
inhabitants (5% Portuguese population - 20%  
of the Lisbon Metropolitan Area population )*

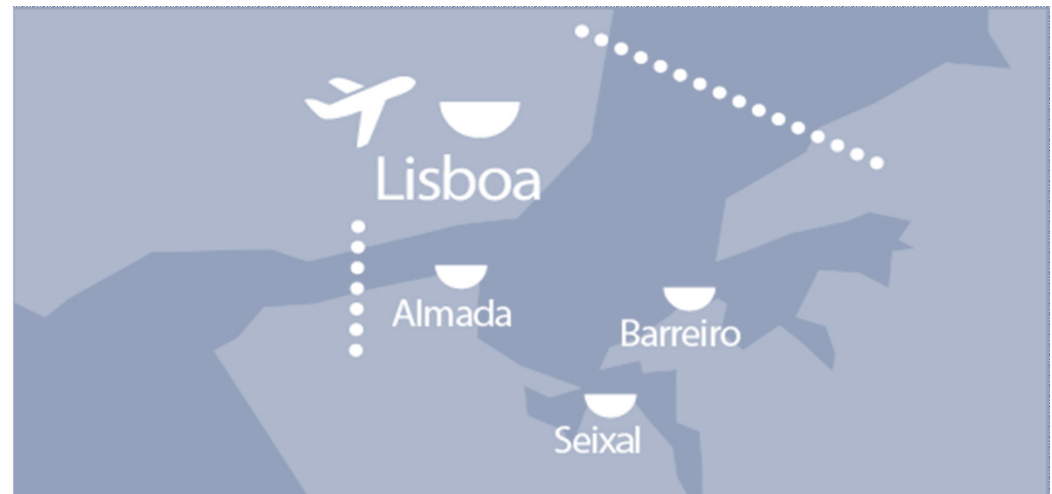
## **Priority axis:**

- Strengthening of economic activities
- Public facilities
- Urban mobility and accessibility
- Environment and landscape
- Identity and socio-cultural values



## CITY of ALMADA

- 174,000 inhabitants
- Atlantic ocean front
- 10 km of beaches
- Excellent access
- Riverfront city
- University city (FCT 8.000 students)
- Young and entrepreneurial city
- Cristo-Rei, a Lisbon landmark





## WATER CITY

A place to Work

A place to Live

A place with a unique relation with the River

A place of Culture and Knowledge

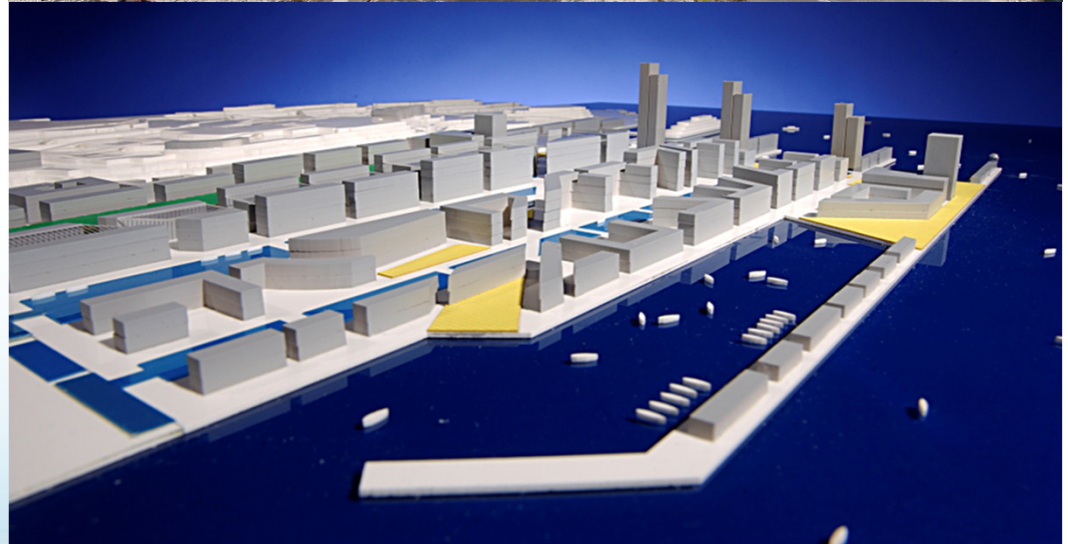
A place for Leisure and Tourism

53Ha  18 Km 

# Lisbon South Bay

Water City  
Almada

- 8 minutes from downtown Lisbon (*By Boat*)
- Distance to Lisbon south beaches (*5 kms*)
- Modern transport system (*Boat / bus / light train / car*)
- Great landscape
- System views to / from downtown Lisbon
- 2km riverfront



Lisbon  
South Bay

# Lisbon South Bay

Water City  
Almada

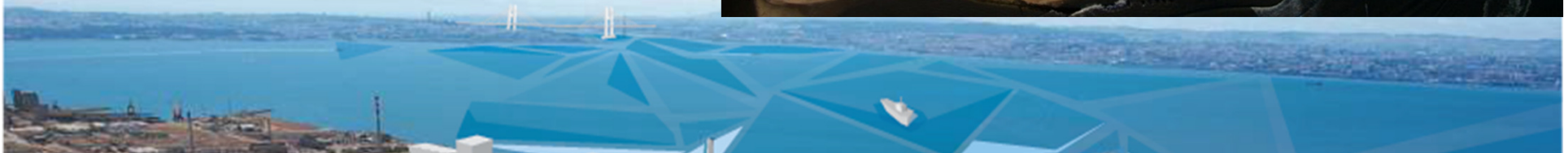
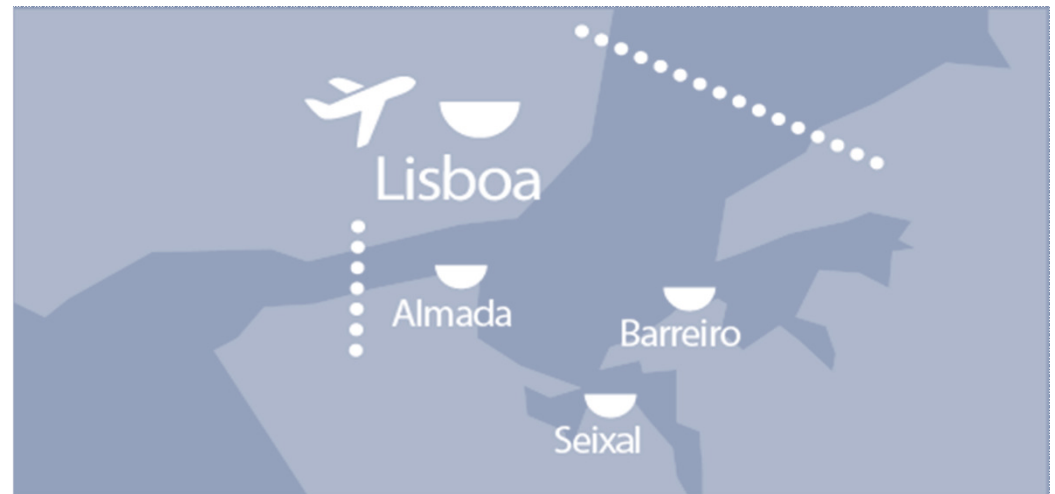
- Real Estate project
- Uses:
  - Offices / commerce*
  - hotels*
  - housing*
  - cultural areas*
- Main Projects:
  - Marina*
  - Multimodal terminal*
- Approved Urban Plan
- Buildable area : 630,246 sqm



Lisbon  
South Bay

# CITY of BARREIRO

- 78,000 inhabitants
- Lisbon's future harbour
- 3 harbours (passengers and cargo)
- Railway infrastructure
- Professional and vocational schools
- Industrial and creative city
- Riverfront city





# Lisbon South Bay

Business Park  
Barreiro

290Ha



40 Km



## **BARREIRO BUSINESS PARK**

- Former industrial complex – Today Business Park
- Industrial, logistics and technological platform
- Lisbon's future harbour (cargo, container, liquids)
- Good access (river, rail, road)
- 25 min from downtown Lisbon (By boat)
- 185 companies
- Industrial heritage, memories for the future
- Baia do Tejo New Arts cluster



**Lisbon  
South Bay**

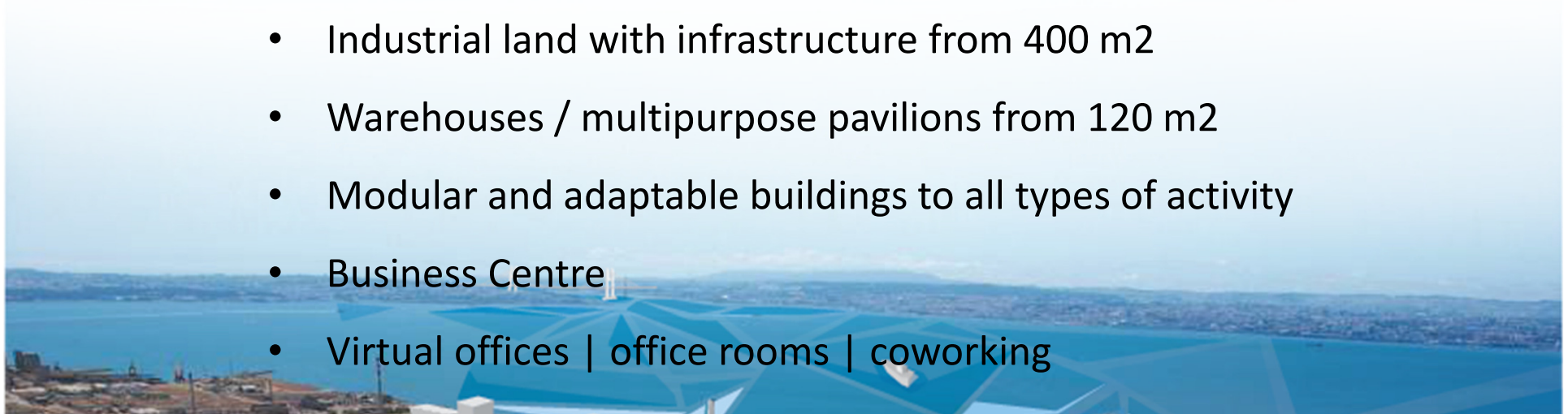
Business Park  
Barreiro

Flexibility in lease / sale contracts

Competitive prices in the Lisbon Metropolitan Area



- Industrial land with infrastructure from 400 m2
- Warehouses / multipurpose pavilions from 120 m2
- Modular and adaptable buildings to all types of activity
- Business Centre
- Virtual offices | office rooms | coworking





Security and Costumer support 24/7 | Police Station | FireStation

Auditorium | Industrial Museum | Railroad | River port



# CITY of SEIXAL

- 158,000 inhabitants
- Portugal main Steel cluster
- Diverse economic activity
- Railways
- Harbour activities
- Professional and vocational schools
- Young and industrial city
- Riverfront (Seixal river bay)





# Lisbon South Bay

Business Park  
Seixal

536Ha



30 Km



## SEIXAL BUSINESS PARK

- Former industrial complex – Today's Business Park
- Logistics platform and industrial
- Steel Cluster of the Lisbon Metropolitan Area
- Strong road and rail accessibility
- 20 min from downtown Lisbon (By boat)
- 15 companies installed



**Lisbon  
South Bay**  
Business Park  
Seixal

Flexibility in lease / sale contracts

Competitive prices in the Lisbon Metropolitan Area



- Industrial land with infrastructure from 10.000 m2
- Industrial and logistics approved allotment plan
- Business Centre





Security and customer support 24/7 | Railroad

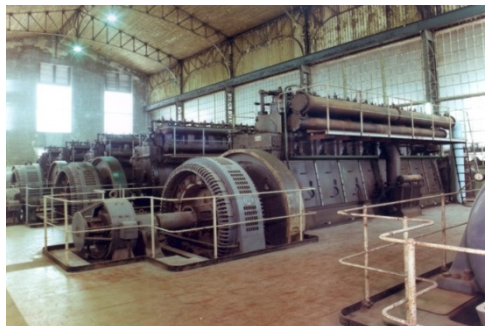
Land available for any type of industrial activity



# Lisbon South Bay

## URBAN REGENERATION

### Industrial Heritage - Barreiro



*Industrial Museum*



*Alfredo da Silva mausoleum*



*Workers Neighborhood*



# Lisbon South Bay

## URBAN REGENERATION Cultural and arts cluster



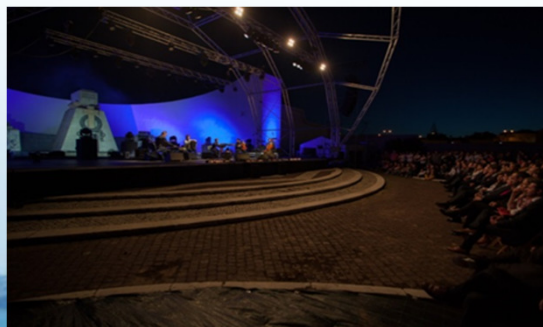
*VHILS Studio in Barreiro*



*Conferences*



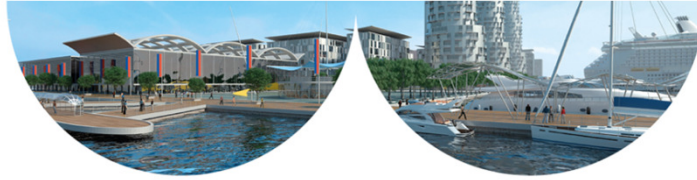
*Artistic Residences*



*Music Concerts*



**Lisbon  
South Bay**  
Water City  
Almada



**Lisbon  
South Bay**  
Business Park  
Barreiro



**Lisbon  
South Bay**  
Business Park  
Seixal



**LISBON SOUTH BAY HAS IT'S OWN WAY.  
WE CALL IT  
THE ATLANTIC WAY OF BUSINESS**

**WE LISTEN.** We are committed to being fully present, alive and engaged.

**WE TALK.** Sharing our vision for the future is the Atlantic way of telling you that we want you to be part of it.

**WE COMMIT.** We have deep committed relationships with our partners and their goals.

**WE CHALLENGE.** Dare to meet a cutting edge investment opportunity for your strategic business goals.

**WE AIM.** We never neglect the ambition and the importance of being ahead of the competition.

**WE CONNECT.** We feel a sense of kinship with the territory and connects us to the future.





Lisbon  
South Bay

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